173.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	662,600 / 662,600
					USE VALUE:	662,600 / 662,600
					ASSESSED:	662,600 / 662,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JEVTIC DRAGOLJUB
Owner 2:	JEVTIC ISIDORA RADOJEVIC
Owner 3:	
Street 1:	32 SUTHERLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	YANG RUIYANG/ TRUSTEE -
Owner 2:	BOSTON TIMES REALTY TRUST -
Street 1:	40 WILLIAMS RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains .046 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1469 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1983.000	327,000		335,600	662,600
Total Card	0.046	327,000		335,600	662,600
Total Parcel	0.046	327,000		335,600	662,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.12 /Parcel: 451.12

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 115075

GIS Ref

GIS Ref

Insp Date 06/27/18

!13427!

PREVIOUS ASSESSMENT

Parcel ID 173.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	327,000	0	1,983.	335,600	662,600		Year end	12/23/2021
2021	101	FV	206,900	0	1,983.	335,600	542,500		Year End Roll	12/10/2020
2020	101	FV	207,000	0	1,983.	335,600	542,600	542,600	Year End Roll	12/18/2019
2019	101	FV	185,200	0	1,983.	330,800	516,000	516,000	Year End Roll	1/3/2019
2018	101	FV	191,400	0	1,983.	254,100	445,500	445,500	Year End Roll	12/20/2017
2017	101	FV	191,400	0	1,983.	239,700	431,100	431,100	Year End Roll	1/3/2017
2016	101	FV	191,400	0	1,983.	220,600	412,000	412,000	Year End	1/4/2016
2015	101	FV	180,500	0	1,983.	206,200	386,700	386,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:01:57

LAST REV

Date	Time
11/19/21	08:54:55
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13427

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YANG RUIYANG/ T	78221-253	1	7/16/2021		722,500	No	No		
PIERCE CHRISTOP	76360-134	1	12/7/2020	Change>Sale	450,000	No	No		
GRAY BABY,	68739-212		1/10/2017	Convenience	1	No	No		
PIERCE CHRISTOP	66265-15		10/22/2015	Convenience	1	No	No		
GRAY BABY--TRUS	52219-201		2/11/2009	Family	1	No	No		
GRAY PAUL & BAB	24099-576		12/28/1993		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2021	240	Redo Kit	38,500	C				
3/4/2021	240	Inter Fi	38,500					
5/18/1998	392	Porch	21,500					ENCLOSE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
1/19/2021	SQ Returned	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
6/27/2018	MEAS&NOTICE	BS	Barbara S
11/28/2016	Measured	DGM	D Mann
10/23/2008	Meas/Inspect	189	PATRIOT
3/4/2000	Inspected	263	PATRIOT
12/21/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115075
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		1983		Sq. Ft.	Site		0	70.	2.42	6									335,643						335,600	

Total AC/HA:	0.04552	Total SF/SM:	1983	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	335,643	Spl Credit		Total:	335,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342792
Depreciation:	15768
Depreciated Total:	327023

COMMENTS

STAIRS TO UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

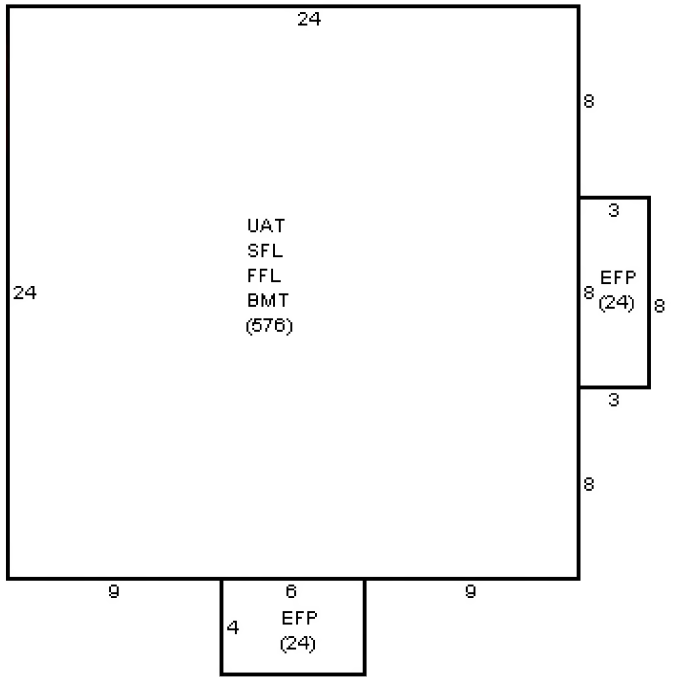
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	170.31
Final Total:	327000	Val/Su SzAd	283.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	576	63.210	36,407
FFL	First Floor	576	171.990	99,066
SFL	Second Floor	576	171.990	99,066
UAT	Upper Attic	144	120.390	17,337
EFP	Enclos Porch	48	71.150	3,415

Net Sketched Area:	1,920	Total:	255,291
Size Ad	1152	Gross Area	2352	FinArea	1469
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	